

Charter Township of Huron
Planning Commission
June 1, 2015

The meeting of the Charter Township of Huron Planning Commission was called to order by Chairperson Weisman at 6:31 p.m. Chairperson Weisman led the Pledge of Allegiance.

Roll Call: Belair, Irodenko, Mendrysa, Musallam, Weisman, Whited and Wroblewski
Excused: Jackson and Stanczak

Also Present: John Enos, Comm. Dev. Dir. and Shannon McGovern, Recording Secretary

1. **Motion by Mendrysa** **Supported by Mussallam**
To approve the agenda of the June 1, 2015 meeting as presented.
Motion Carried.
2. **Motion by Mendrysa** **Supported by Irodenko**
To approve the minutes for the meeting of March 2, 2015 as presented.
Motion Carried.
3. Public Participation:
Weisman opened Public Participation at 6:33 p.m. Seeing none closed at 6:33 p.m.
4. Correspondence: None
5. Public Hearing
- 5.a. ZTA 2015-001 Text Amendment to Section 5.14 of the Huron Charter Township Zoning Ordinance. The amendment will delete paragraph (d) from Section 5.14. The amendment will effectively eliminate the current regulation allowing semi-trucks and vehicles over a one (1) ton rated capacity from being parked or stored in a residential zoning district.
John Enos stated as the township grows the issue of semi-truck parking in residential districts is increasingly becoming a problem. The semi-trucks are loud and take away from the aesthetics of the area. The proposal is to remove the section of the ordinance that would allow the outdoor storage of semi-trailers in residential areas. They still would be permitted in agriculture districts.
The public hearing was open at 6:35pm.
Faye Bird – 28181 King, concerned over acreage.
Jim Dickerson – 23633 Huron River Drive, concerned over (1) ton capacity vehicle rating.
The public hearing was closed at 6:45pm.
- 5.a. **Motion by Mussallam** **Supported by Mendrysa**
To table ZTA 2015-001 Text Amendment to Section 5.14 of the Huron Charter Township Zoning Ordinance. The amendment will delete paragraph (d) from Section 5.14. The amendment will effectively eliminate the current regulation allowing semi-trucks and vehicles over a one (1) ton rated capacity from being parked or stored in a residential zoning district.
Roll Call:
Ayes: Belair, Irodenko, Mendrysa, Mussallam, Weisman, Whited, and Wroblewski
Nays: None
Motion Carried.

- 5.b. ZTA 2015-002 Text Amendment adding Section 4.13.3 Design Standards to the Huron Charter Township Zoning Ordinance. The amendment will add a variety of architectural design requirements for new development projects within the Central Business District (CBD). John Enos stated the CBD Districts of New Boston and Waltz are zoned for traditional downtown use. As projects are proposed and go through site plan review with the Planning Commission and the DDA they would have the ability to tie in more stringent standards for new uses.

The public hearing was open at 6:48pm.

Faye Bird-28181 King, concerned over building rehabilitations in the downtown area.

Joanne Sutton, township business owner, discussed parking and public restrooms.

The public hearing was closed at 7:00pm.

- 5.b. **Motion by Belair** **Supported by Wroblewski**

To approve ZTA 2015-002 Text Amendment adding Section 4.13.3 Design Standards to the Huron Charter Township Zoning Ordinance. The amendment will add a variety of architectural design requirements for new development projects within the Central Business District (CBD).

Roll Call:

Ayes: Belair, Irodenko, Mendrysa, Mussallam, Weisman, Whited, and Wroblewski

Nays: None

Motion Carried.

6. Old Business- None

7. New Business-

- 7.a. SP2015-002 St. Stephen Church EMC sign

John Enos told the Commission the applicant is proposing to replace a free standing sign with an electronic message center. Enos recommends approval with conditions.

- 7.a. **Motion by Mendrysa** **Supported by Mussallam**

To approve SP2015-002 with the following conditions:

1. The maximum height may only be six (6') feet. The applicant is proposing an approximate height of seven feet eight inches (7'8") feet.
2. The maximum square footage of a ground sign may be only 40 square feet per side. The proposed sign indicates a square footage of 44.39 square feet per side.
3. Frequency of message change shall be no more than once every 30 seconds.
4. The sign shall only be lit from 6am to 10pm.
5. The sign shall include light sensors; and be capable of programming variable light output.
6. Light output shall be programmed to dim in response to ambient light.
7. Light output shall be dimmed after dusk.
8. Scrolling messages are not permitted.
9. The church shall allow government agencies to post messages in the event of an emergency.
10. Message copy shall not include flashing light.
11. No additional signs will be permitted to be attached to the existing free standing sign.

Motion carried.

Discussion:

Joanne Sutton, township business owner, concerned about what type of messages might be displayed on sign.

8. Members to be Heard:
Weisman asked if the Planning Commissioner pay was going to be reinstated.

9. **Motion by Musallam** **Supported by Mendrysa**
To adjourn the meeting of June 1, 2015 at 7:17 p.m.
Motion Carried.

Respectfully Submitted by,
Deborah Musallam, Secretary

Prepared by,
Shannon McGovern, Recording Secretary